



Alamar

First Amendment to Pre-Annexation
Development Agreement with
Brookfield Lakin LLC
Application PL-19-0233



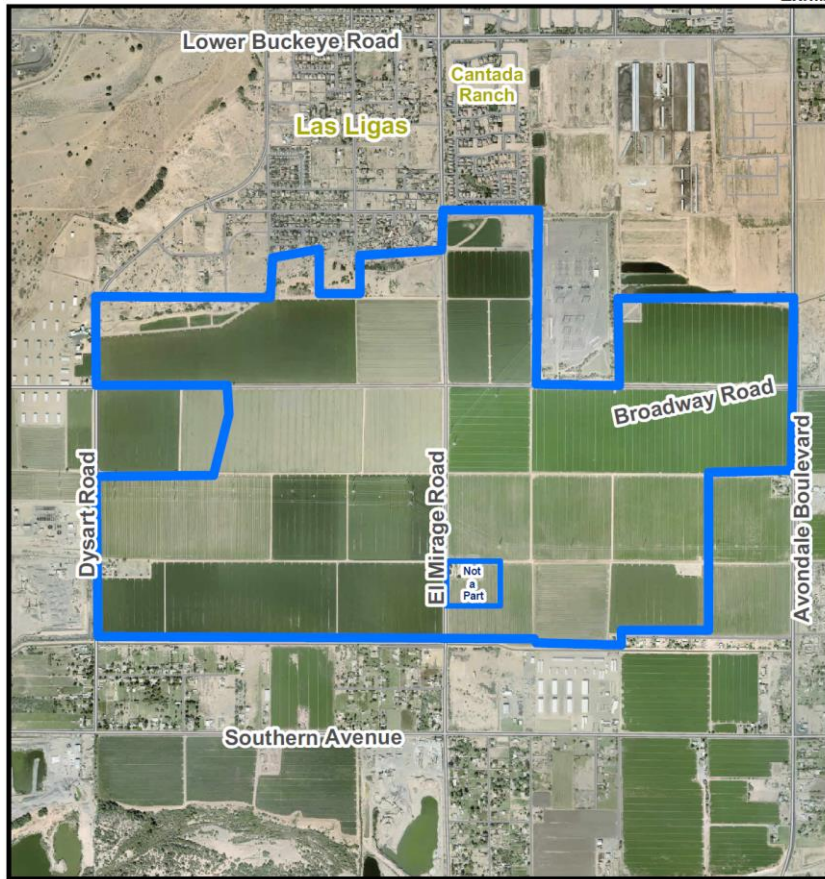
***City Council Meeting
March 2, 2020***



Purpose

- Review the proposed First Amendment to the Pre-Annexation Development Agreement with Brookfield Lakin LLC and consider adoption of Resolution 1015-0320 approving the Amendment





Aerial Photograph



Alamar



Background

- 1,179 gross acres
- Annexed: May 2018
- Zoned Planned Area Development: May 2018
 - Master planned community with up to 3,695 single-family homes
 - City Park
 - Commercial Site
 - Public Safety Site
 - Elementary School Site

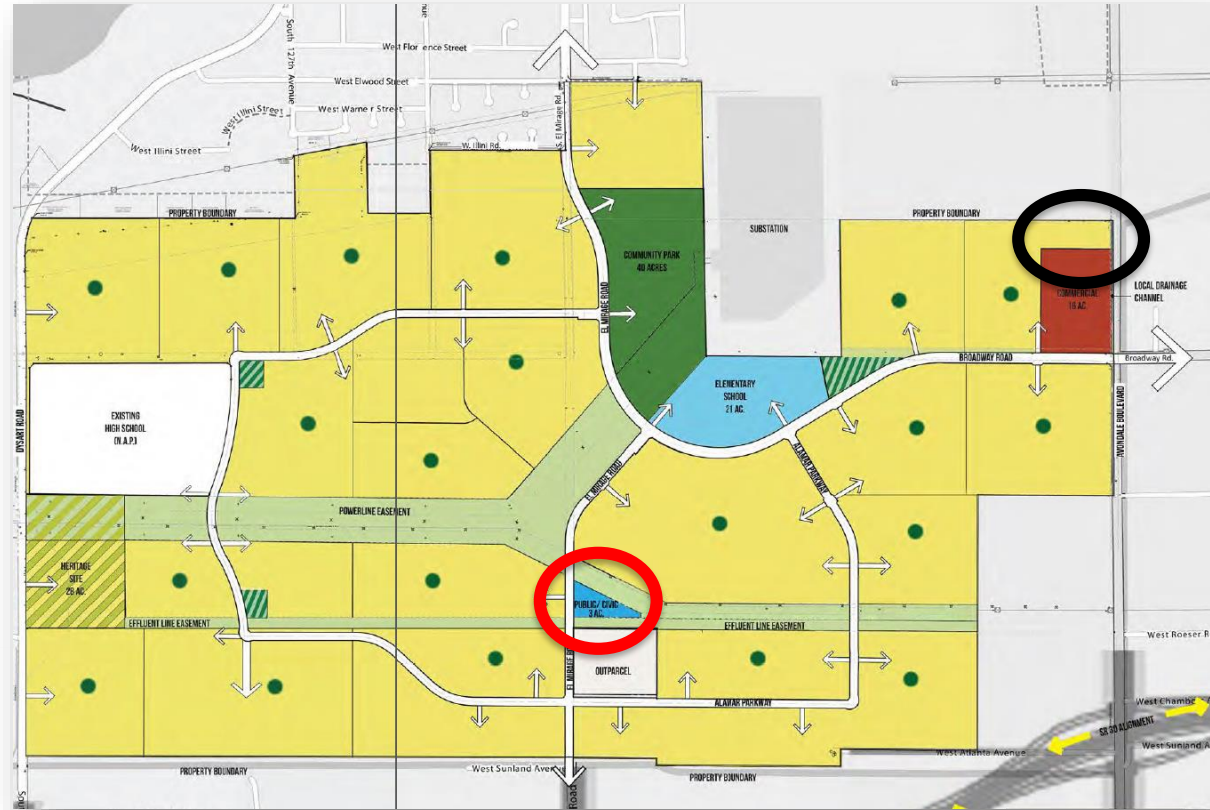


Pre-Annexation Development Agreement

- Approved May 2018
- **City of Avondale:**
 - Provides assurances for development approvals and provision of City services
 - Agrees to support creation of a Community Facilities District
- **Developer:**
 - Agrees to reimburse City for Rigby Water Company acquisition
 - Agrees to convey property to City for a future Public Safety (Police/Fire) facility
 - Agrees to reserve a public elementary school site within the development
 - Agrees to extinguish all Irrigation Grandfathered Rights to City of Avondale
- City and Developer jointly agree to develop a public Community Park within the community; agreement establishes cost share

Amendment Request

- **Component #1:
Modify Location of
Future Public Safety
Facility**
 - Originally contemplated adjacent to Avondale Boulevard at the northeast corner of the Alamar community
 - Revised location adjacent to El Mirage Road, south of Broadway Road is central to the Alamar community
 - New location supported by City; will enhance future emergency response to Phoenix Raceway

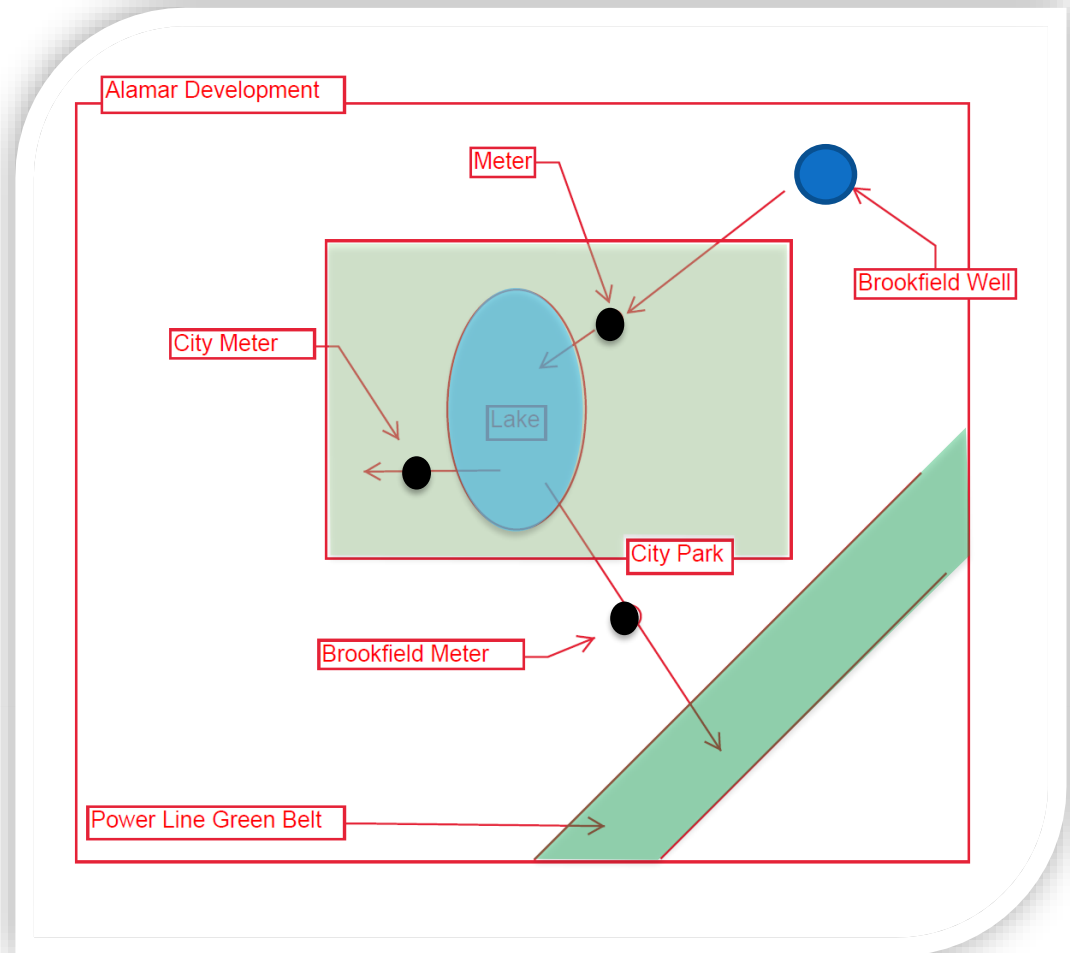


Red: New Location

Black: Original Location

Amendment Request (Cont.)

- Component #2:
Allow developer to retain and convert portions of irrigation grandfathered rights for use in irrigating community greenbelt system
 - Cost savings to developer compared to potable rates
 - Capital cost savings to City; no new well required for park/lake
 - Preserves City water portfolio (Saves 500 acre/feet annually)





Analysis

- A Public Safety Facility on El Mirage Road is more optimally situated to serve the future residents of the Alamar community and will also enhance emergency response to Phoenix Raceway to the south
- Modification to language pertaining to irrigation groundwater rights will benefit both the City and developer, resulting in a cost savings to the developer, a capital cost savings to the City, and preserve a significant volume within the City's water portfolio



Recommendation

Approval of Application PL-19-0233

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with Brookfield Lakin LLC

Resolution 1015-0320